

Housing That Works: implementation

November 13, 2012



Under One Roof Conference Presentation



Challenge



- Commonwealth needs additional housing production for continued growth.
- Not just more—but shift towards multi-family and starter homes near transit and city/town/village centers
- How do we effectuate that in a home rule state like ours?

Short Answer - Current Housing Tools



In the past, communities have used various Commonwealth tools to increase the production of market rate and affordable housing.

- DHCD Housing Assistance (Bond Funds & LIHTC)
- Chapter 40R
- Chapter 40B Local Initiative Program
- MassWorks Infrastructure Program (with EOHED)

Lowell, Hamilton Canal

The public-private partnership will result in 479,000 square feet of mixed-use space featuring 730 housing units in downtown Lowell, including just completed Appleton Mills with 130 affordable artist live-work lofts.

Funding Sources:

- \$17.7M awarded by the Patrick-Murray Administration
- \$47M in private funding by Trinity Financial
- \$200K in Chapter 40R incentive and bonus payments



Reading, Downtown

The first phase of this mixed-use development, located in Reading's town center, opened in October 2012. With 53 rental units, a restaurant and first floor retail, this development is located within a Chapter 40R District. Fully built out, the Chapter 40R District has the potential for 256 residential units.

Funding Sources:

- Over \$500K in Chapter 40R incentive and bonus payments
- \$200K committed by town for 11 affordable units.



Short Answer - New Housing Tools



This year, EOHED and DHCD have looking for new instruments to spur housing growth.

- Housing Development Incentive Program – Tax credit for market (unrestricted) residential redevelopment in gateway cities
- 43 D for Housing – Provides prompt permitting of residential housing on Priority Development Sites
- *NEW* Tools – Do we need new tools that encourage communities to adopt as-of-right zoning districts meeting location, density and affordability goals?

Long Answer - GICD Recommendations



- *Establishing Goals*
- *Identify target districts*
- *Align goals across state agencies*
- *Communicate the importance of workforce housing*
- *Improve Coordination through a multi-disciplinary team*
- *Policy assessment and implementation to encourage workforce housing in targeted districts*
- *Provide support to communities and developers – ambassador role*

Ambassadors & Multi-Agency Team



- Bring together public and quasi-public agencies that work on affordable housing
- Work with Energy & Environmental Affairs and DOT
- Consult with municipalities, towns, community groups
- Use economic development methods (ex. Massworks) as a model for priorities and decision-making

Better align resources



- Identify discretionary funding programs that have a nexus to housing and economic development
- Ensure that funding decisions align with the Administration's goals, including increased housing production and reducing greenhouse gas emissions
- Make communities aware of funding criteria

Making the Case



- Zoning changes require public process and consensus
- Case is clear: Commonwealth's prosperity and future of our communities
- Commonwealth can help make case
- External stakeholders, including public-spirited citizens, must step forward

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